

# **Municipality of Princeton, NJ**

*400 Witherspoon St  
Princeton, NJ 08540*



## **Meeting Minutes - Draft**

**Monday, February 23, 2026**

**7:00 PM**

**<https://us02web.zoom.us/j/87154221341>**

**Webinar ID 871 5422 1341**

**Main Council Chambers**

**Mayor and Council of Princeton**

**I. JOIN MEETING-PLEASE CLICK LINK BELOW:**

<https://us02web.zoom.us/j/87154221341>

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**II. STATEMENT CONCERNING NOTICE OF MEETING**

Notice of this meeting was provided in accordance with the requirements of the Open Public Meetings Act and State regulations governing public meetings, including the time, date and location of the meeting and clear and concise instructions to the public for accessing the meeting and making comments. In addition, the agenda and all related materials were posted electronically and made available to the public on Princeton's meeting portal in advance of the meeting.

**III. LAND ACKNOWLEDGEMENT**

"We gather today on the land of the Leni Lenape. As members of the Princeton community, we aspire to show appreciation, respect, and concern for all peoples and our environment. We honor the Lenape and other Indigenous caretakers of these lands and waters, the elders who lived here before, the Indigenous today, and the generations to come".

Mayor Mark Freda read the Land Acknowledgement.

Mayor Mark Freda announced that due to the inclement weather, Bernard Hvozdevic, Administrator, would be overseeing the meeting in the absence of the Municipal Clerk. Council then took a vote to appoint Mr. Hvozdevic as the acting Clerk for the evening. Councilman Brian McDonald made a motion, seconded by Council President Michelle Pirone Lambros, and carried unanimously by all members present.

**IV. ROLL CALL**

Also Present: Bernard Hvozdevic, Administrator; Justin Lesko, Municipal Planner, Inga Reich, Open Space Manager; and Kevin Van Hise, Assistant Municipal Attorney

**Present:** Council Member Brian McDonald, Council Member David Cohen, Council Member Leighton Newlin, Mayor Mark Freda, Council Member Mia Sacks, and Council Member Michelle Pirone Lambros

**Absent:** Council Member Leticia Fraga

**V. PLEDGE OF ALLEGIANCE**

The audience participated in the Pledge of Allegiance.

**VI. APPROVAL OF MINUTES**

approved

**RESULT:** APPROVED

**MOVER:** Brian McDonald

**SECONDER:** Leighton Newlin

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Newlin, Council Member Sacks, and Council Member Pirone Lambros

**Absent:** Council Member Fraga

**1. Mayor and Council of Princeton-Regular Meeting-October 8, 2025**

**RESULT:** APPROVED

**MOVER:** Brian McDonald

**SECONDER:** Leighton Newlin

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Newlin, Council Member Sacks, and Council Member Pirone Lambros

**Absent:** Council Member Fraga

**2. Mayor and Council of Princeton-Closed Session-October 21, 2025**

**RESULT:** APPROVED

**MOVER:** Brian McDonald

**SECONDER:** David Cohen

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Newlin, Council Member Sacks, and Council Member Pirone Lambros

**Absent:** Council Member Fraga

**VII. ANNOUNCEMENTS/REPORTS**

Councilman Brian McDonald had no reports or announcements.

Councilman David Cohen had no reports or announcements.

Council President Michelle Pirone Lambros had no reports or announcements.

Councilwoman Mia Sacks had no reports or announcements.

Councilman Leighton Newlin had no reports or announcements.

Mayor Mark Freda had no reports or announcements.

**Staff Reports:**

Bernard Hvozdovic, Administrator, announced that the Municipality would have a delayed opening the following day. Municipal offices would open at 10:30 a.m., and the morning Municipal Court session was cancelled.

**1. Princeton Police Department January 2026 Chief's Monthly Report**

Capt. Tom Lagomarsino presented the January 2026 Chief's Monthly Report. He reported that the Police Department successfully managed a second major snowstorm without any significant storm-related calls for service. He noted that conducting a pre-storm coordination meeting with all relevant municipal departments proved beneficial, allowing staff to coordinate operations, identify potential issues in advance, and ensure consistent public messaging. Capt. Lagomarsino further reported that recent scheduling changes and the availability of specialty units on weekends enabled the department to maintain adequate staffing throughout the storm without incurring overtime costs.

Capt. Lagomarsino advised that, with the Community Relations Bureau now fully staffed, officers completed 107 community engagement events during January. The Bureau's five assigned officers participated in activities at nearly every school in the district, including student engagement programs and other outreach initiatives. He stated that the department continues to strengthen its relationship with the Princeton Public Schools by assisting with lockdown and fire drills and providing recommendations to enhance emergency preparedness procedures.

While conducting foot patrols in the Central Business District during January, Community Relations Bureau officers also prevented two attempted high-end retail shoplifting incidents. In addition, the Bureau responded to more than 160 reports of sidewalks that had not been properly cleared following the first snowstorm. After issuing warnings and providing information regarding the applicable municipal ordinance, officers followed up on each reported location to ensure compliance.

Capt. Lagomarsino reported that the Traffic Bureau conducted several traffic enforcement details following the reduction of the speed limit on Route 27. These enforcement efforts focused on educating motorists about the new speed limit. Prior to initiating enforcement, the department utilized variable message boards and social media to inform the public of the change. He also announced that the department had scheduled a second Vulnerable Road Users training program, to be held on April 8, 2026, at 6:00 p.m. in Witherspoon Hall. The program will be open to the public, with registration available through the Police Department's website and social media platforms. The training will address traffic laws applicable to motorists, bicyclists, pedestrians, other vulnerable road users, and recent regulations affecting e-bike users.

Council President Michelle Pirone Lambros inquired about the status of the Citizens Police Academy. Capt. Lagomarsino responded that the department is currently making arrangements to offer another session in the near future.

Councilman Brian McDonald inquired about the most effective method for reporting sidewalks that had not been cleared of snow, the number of traffic-related incidents that occurred during the recent storms, and the factors contributing to the increase in police reports reflected in the January Chief's Monthly Report.

**VIII. PRESENTATION****1. Presentation of the Kiosk Design Contest Winners**

Due to the inclement weather, the presentation was postponed to a future meeting date.

**2. Palmer Square's Proposed 2026 Events Calendar for Council Approval**

Due to the inclement weather, the presentation was postponed to a future meeting date.

**3. Presentation of a Proposed Open Space Project - Improvements at Princeton Ridge East (725 Herrontown Road) - for Submittal of a Green Acres Stewardship Grant Application by Inga Reich, Open Space Manager**

Inga Reich, Open Space Manager, presented an overview of the Municipality's proposed Green Acres application for the Stewardship Grant for Forest Restoration at Princeton Ridge East. She noted that the application was due on February 27, 2026, and explained that the two-year stewardship grant provides a 50 percent funding match. Princeton would apply for a total project cost of \$300,000, with \$150,000 funded through Green Acres and the remaining \$150,000 funded by the Municipality.

Ms. Reich explained that the project site is a 19-acre preserve located at Herrontown Road and Mount Lucas Road on Princeton Ridge East. The property consists primarily of deciduous forest with several wetlands that have been classified as areas of extraordinary resource value and are protected by 150-foot riparian buffer zones. She noted that all proposed restoration work would occur outside the wetlands and buffer areas; therefore, no environmental permits would be required. She also advised that the property contains three abandoned structures, consisting of one residence and two barn or shed buildings. The structures are expected to be demolished during the summer of 2026 to improve public safety and future access to the property. Because demolition activities will disturb the site, the proposed forest restoration project is intended to restore the affected areas.

The first phase of the project is anticipated to begin in late fall 2026 with the manual removal of invasive vegetation. Ms. Reich described the site's existing conditions, including extensive invasive plant species and numerous dead ash trees, which currently make the property difficult to access. Limited pathways have been established to facilitate environmental surveys and planning activities. Following the initial removal of invasive vegetation, herbicide treatments will be applied during the spring or summer of 2027 after regrowth occurs. Native trees and shrubs will then be planted in the fall, along with native grasses and wildflowers, to discourage the return of invasive species. The site would continue to be monitored in subsequent years for invasive species regrowth. As needed, additional manual removal and targeted herbicide treatments would be used to support the successful establishment of native vegetation. She noted that a high-density planting strategy would

promote rapid canopy development, creating increased shade that naturally suppresses invasive species. The restoration would also strengthen the surrounding forest by reducing wind impacts along the edge of the restored area.

Summarizing the project scope, Ms. Reich stated that approximately five acres of invasive vegetation would be removed and approximately 4,200 native trees and 1,000 native shrubs would be planted. The restoration is intended to improve wildlife habitat, provide additional food sources for native species, and increase the forest's resilience to storms, drought, and other environmental stressors. Ms. Reich also discussed the property's long-term recreational value. The site is located adjacent to Herrontown Woods and Autumn Hill. Although no trails currently exist on the property, Princeton's long-term vision is to connect the site to the existing trail network. A right-of-way to Mount Lucas Road would provide a future trail connection linking Herrontown Woods and Autumn Hill to the sidewalks leading into downtown Princeton. She noted that the project is significant not only for its ecological benefits but also for its potential to improve public access and connectivity between existing open space areas.

Ms. Reich provided an alternatives analysis, explaining that the current timing is advantageous because the site will already be disturbed by the planned demolition of the abandoned structures. If the project does not proceed, invasive species would continue to spread, making future restoration efforts significantly more difficult and costly. She also reviewed the anticipated environmental impacts of the project. With respect to vegetation, invasive plant species would be removed and replaced with native trees, shrubs, grasses, and wildflowers, allowing the site to transition from its current shrub-dominated condition back to a healthy deciduous forest. Improvements to soil quality are also anticipated as the developing root systems stabilize the soil, improve water infiltration, reduce erosion, and enhance soil fertility through the accumulation of leaf litter. Because the site is located upslope from nearby wetlands, stabilizing the soil will also reduce sediment runoff into downstream wetland areas.

Ms. Reich acknowledged that the project would result in limited short-term impacts to wildlife during the removal of invasive vegetation. To minimize these impacts, manual clearing would occur during the late fall after the nesting season, and the site would be surveyed beforehand to ensure turtles and other slow-moving wildlife were not present within the work area. She noted that the manual removal phase is expected to last only a few weeks. To protect soil resources, heavy equipment would not be used during wet conditions. Regarding herbicide treatments, Ms. Reich stated that applications would be performed only by licensed professionals and would be limited to targeted invasive vegetation during the growing season, when plant species can be accurately identified. She also noted that temporary construction-related noise, minor vibrations associated with fence installation, and

a slight increase in traffic along Herrontown Road may occur during project activities. However, because the site is located away from nearby residences, these impacts are expected to be minimal.

Ms. Reich concluded by stating that the project's medium- and long-term environmental impacts are expected to be overwhelmingly positive. Establishing native vegetation will improve wildlife habitat, suppress invasive species through increased canopy cover, enhance soil health, strengthen the forest's resilience to storms, drought, and extreme heat, and increase carbon sequestration as the forest matures. Over time, native vegetation is expected to spread naturally into surrounding areas, further improving the ecological health of the preserve. Once the site is opened to the public, visitors will experience a healthier, more resilient forest ecosystem and an improved natural resource connecting Princeton's existing open space network.

**4. Public Hearing on the Proposed Open Space Project - Improvements at Princeton Ridge East (725 Herrontown Road) - for a Green Acres Stewardship Grant Application**

Councilman David Cohen inquired whether any of the Municipality's standing committees or advisory groups focused on open space had expressed interest in assisting with stewardship efforts at the site.

Councilman Brian McDonald asked whether the development of trails and improvements to public accessibility would be undertaken by the Municipality or whether a nonprofit organization may assist with those efforts.

Councilman Leighton Newlin thanked Ms. Reich for providing a comprehensive presentation and inquired whether the site connects to any other open space areas beyond the Autumn Hill Preserve.

Councilwoman Mia Sacks thanked the Open Space Consortium partners who helped raise millions of dollars to assist the Municipality in acquiring the property. She stated that she was pleased the Municipality was able to preserve the land and is now taking the next steps to properly steward and maintain it. She also thanked Ms. Reich for bringing forward the restoration proposal.

Mayor Mark Freda opened the public hearing on the proposed open space project, first to members of the public attending in person and then to those participating via Zoom.

**In Person:**

No comments were received from members of the public attending in person.

**Via "Zoom"**

Lisa, a homeowner with property adjacent to Autumn Hill and Herrontown Woods, expressed her support for the proposed restoration plan for the Landwin Tract. She stated that she has walked the property many times and believes it is currently in poor condition. She offered several suggestions to help protect threatened, endangered, and species of special concern located within the area. She also noted that the wetlands map presented did not identify a critical pond located downhill and downstream from the proposed treatment area. The pond supports one of the largest populations of spotted salamanders, a New Jersey species of special concern, in the Princeton Ridge area and possibly in the State. She expressed concern that herbicide applications could impact the pond and the salamanders' seasonal migration patterns. She also noted that salamanders spend much of their lives underground and could be vulnerable to impacts from tracked machinery used on the site. Lisa encouraged the Municipality to use herbicides as sparingly as possible and to carefully consider the timing of applications. She explained that reptiles and amphibians are particularly active during the late fall and early spring, when they are moving between habitats. She recommended, to the greatest extent possible, scheduling herbicide treatments for later spring or early summer to minimize impacts on these species. She further cautioned that herbicide runoff during sensitive periods could potentially affect salamander eggs and larvae within the pond.

Steven thanked the Municipality for acquiring the 90-acre Landwin Tract, stating that the property is a valuable resource that would have been significantly impacted by future development. He noted the property's proximity to Herrontown Woods and the work performed by the Friends of Herrontown Woods to assist salamanders and wood frogs during spring migrations. He expressed appreciation for the Municipality's efforts and encouraged continued consideration of seasonal road closures during migration periods.

Steven also emphasized the importance of protecting spotted salamander habitat on the Landwin Tract and reinforced the recommendation to limit the use of heavy machinery whenever possible. He expressed disappointment that the existing residence and two barns on the property would not be preserved, noting that demolition activities, including the use of heavy equipment and removal of debris, could impact wildlife.

Steven encouraged the Municipality to consider managing areas for a variety of habitats, including open grassy areas and shrub habitats. He stated that invasive species can be successfully controlled through proactive management and referenced his work at Smoyer Park, where native species were planted within a detention basin and he has assisted with



ongoing invasive species removal. He encouraged continued efforts to establish and maintain diverse habitats throughout Princeton.

Seeing no additional members of the public wishing to speak, Mayor Mark Freda closed the public hearing.

5. Resolution of the Mayor and Council of Princeton Approving the Submittal of a Grant Application to the New Jersey Department of Environmental Protection Green Acres for the Proposed Open Space Project - Improvements at Princeton Ridge East (725 Herrontown Road)

**RESULT:** ADOPTED

**MOVER:** Leighton Newlin

**SECONDER:** Michelle Pirone Lambros

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Newlin, Council Member Sacks, and Council Member Pirone Lambros

**Absent:** Council Member Fraga

## **IX. WORK SESSION**

1. Work Session Regarding Beautification Efforts in the Central Business District for the United States Semiquincentennial

Due to the inclement weather, the presentation was postponed to a future meeting date.

## **X. ORDINANCE PUBLIC HEARING**

*Anyone wishing to comment on or ask a question about an ordinance(s) listed below for public hearing and adoption can do so by either in person or Zoom. In person use the sign-up sheet on the podium. To make a spoken comment, either click on "Participants" and use the "raise hand" function, or- if attending by telephone- press \*9. When it is your turn to speak the meeting host will unmute you and the Mayor will recognize you.*

To avoid any potential conflicts of interest, Mayor Mark Freda recused himself from the public hearings on the first five ordinances. Council President Michelle Pirone Lambros presided over this portion of the meeting.

1. An Ordinance of the Municipality of Princeton Amending Chapter B17A Entitled "Land Use and Zoning" of the Municipality of Princeton to Create the Affordable Housing District-10 (AH-10) in Furtherance of the Fair Housing Act-Roll Call

Justin Lesko, Municipal Planner, explained the ordinance established the AH-10 zone, as

detailed in the Fourth Round Housing Plan Element and Fair Share Plan. The AH-10 allows for the development of a mixed-use inclusionary building on one lot at 245-247 Nassau Street. The Planning Board reviewed the ordinance and found it to be substantially consistent with the Princeton Master Plan and recommended approval with the following comments: the Board recommended preserving mature, healthy trees on the site and along its perimeter to the greatest extent practicable, and encouraged activating the streetscape adjacent to the required commercial space to create a more vibrant pedestrian environment. He noted that the property currently consists primarily of surface parking and two underutilized office buildings.

Council President Michelle Pirone Lambros opened the public hearing. Seeing no members of the public wishing to speak, either in person or via Zoom, she closed the public hearing.

**RESULT:** ADOPTED  
**MOVER:** David Cohen  
**SECONDER:** Mia Sacks

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Newlin, and Council Member Sacks

**Nay:** Council Member Pirone Lambros

**Absent:** Council Member Fraga

**Recused:** Mayor Freda

2. An Ordinance of the Municipality of Princeton Amending Chapter B17A Entitled “Land Use And Zoning” of the Municipality of Princeton to Create the Affordable Housing District-8 (AH-8) In Furtherance of the Fair Housing Act- Roll Call

Council President Michelle Pirone Lambros opened the public hearing. Seeing no members of the public wishing to speak, either in person or via Zoom, she closed the public hearing.

**RESULT:** ADOPTED  
**MOVER:** Leighton Newlin  
**SECONDER:** David Cohen

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Newlin, Council Member Sacks, and Council Member Pirone Lambros

**Absent:** Council Member Fraga

**Recused:** Mayor Freda

3. An Ordinance of the Municipality of Princeton Amending Chapter B17A Entitled “Land Use And Zoning” of the Municipality of Princeton to Create the Affordable Housing Overlay District-9 (AHO-9) In Furtherance of the Fair Housing Act- Roll Call

Justin Lesko, Municipal Planner, explained the ordinance established the AH-O9 Overlay Zone as detailed in the Fourth Round Housing Plan Element and Fair Share Plan. The AH-O9 permits a mixed-use inclusionary development on six (6) lots between Nassau Street and North Harrison Street. The Planning Board reviewed the ordinance and found it to be substantially consistent with the Princeton Master Plan and recommended approval. Based on comments received from a member of the public, the Board recommended encouraging direct pedestrian connections to surrounding areas, particularly Queenston Commons to the north, to the greatest extent practicable.

Council President Michelle Pirone Lambros opened the public hearing. Seeing no members of the public wishing to speak, either in person or via Zoom, she closed the public hearing.

**RESULT:** ADOPTED  
**MOVER:** David Cohen  
**SECONDER:** Mia Sacks

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Newlin, Council Member Sacks, and Council Member Pirone Lambros

**Absent:** Council Member Fraga

**Recused:** Mayor Freda

4. An Ordinance of the Municipality of Princeton Amending Chapter B17A Entitled “Land Use And Zoning” of the Municipality Of Princeton to Create the Affordable Housing Overlay District-11 (AHO-11) In Furtherance of the Fair Housing Act- Roll Call

Justin Lesko, Municipal Planner, explained the ordinance established the AH-O11 Overlay District, as detailed in the Fourth Round Housing Plan Element and Fair Share Plan. The AH-O11 permits a mixed-use inclusionary development on two (2) lots located at the corner of Spring Street and North Tulane Street. The Planning Board reviewed the ordinance and found it to be substantially consistent with the Princeton Master Plan and recommended approval with no comments or other recommendations.

Council President Michelle Pirone Lambros opened the public hearing. Seeing no members of the public wishing to speak, either in person or via Zoom, she closed the public hearing.

**RESULT:** ADOPTED  
**MOVER:** David Cohen  
**SECONDER:** Leighton Newlin

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Newlin, Council Member Sacks, and Council Member Pirone Lambros

**Absent:** Council Member Fraga

**Recused:** Mayor Freda

5. An Ordinance of the Municipality of Princeton Amending Chapter B17A Entitled “Land Use And Zoning” of the Municipality Of Princeton to Create the Affordable Housing District-12 (AH-12) In Furtherance of the Fair Housing Act- Roll Call

Justin Lesko, Municipal Planner, explained the ordinance established the AH-12 District, as detailed in the Fourth Round Housing Plan Element and Fair Share Plan. The AH-12 District permits for an inclusionary development on two (2) lots at 86-88 and 92-94 Spruce Street, adjacent to existing residential buildings. The Planning Board reviewed the ordinance and found it to be substantially consistent with the Princeton Master Plan and recommended approval with no comments or other recommendations.

Councilwoman Mia Sacks wanted to highlight that the site will include supportive housing. Also, the developer has also agreed to convey to the town a multi-use bike and pedestrian path that will go through the site from the center of town to the Westminster Choir College and to provide slightly more than the 20% set aside. Lastly, she noted the front of the site will include townhouses that will enable the streetscape to continue the pattern of development that is adjacent with the former Borough affordable housing townhouses. The new townhouses will be similarly situated with the bulk standards and their relationship to the street.

Council President Michelle Pirone Lambros opened the public hearing. Seeing no members of the public wishing to speak, either in person or via Zoom, she closed the public hearing.

**RESULT:** ADOPTED  
**MOVER:** David Cohen  
**SECONDER:** Mia Sacks

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Newlin, Council Member Sacks, and Council Member Pirone Lambros

**Absent:** Council Member Fraga

**Recused:** Mayor Freda

6. An Ordinance of the Municipality of Princeton Amending Chapter T10B Entitled “Land Use” of the Municipality of Princeton to Create the Affordable Housing District-15 (AH-15) in Furtherance of the Fair Housing Act- Roll Call

Mayor Mark Freda returned to the dais and resumed presiding over the meeting for the remaining public hearings.

Justin Lesko, Municipal Planner, explained the ordinance established the AH-15 District, as detailed in the Fourth Round Housing Plan Element and Fair Share Plan. The AH-15 District permits an inclusionary multi-family residential development on one lot located at 457 North Harrison Street. The Planning Board reviewed the ordinance and found it to be

substantially consistent with the Princeton Master Plan and recommended approval with no comments or other recommendations. He noted, however, that the Board expressed general support for enhanced pedestrian circulation and connections to surrounding developments, consistent with the intent of the ordinance.

Councilwoman Mia Sacks stated that the project represents the redevelopment of an underutilized property and noted that the developer has committed to providing an affordable housing set-aside exceeding the required 20 percent. She also highlighted the developer's willingness to provide a secondary means of egress from the rear of the property.

Mayor Freda opened the public hearing. Seeing no members of the public wishing to speak, either in person or via Zoom, he closed the public hearing.

**RESULT:** ADOPTED  
**MOVER:** David Cohen  
**SECONDER:** Mia Sacks

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Newlin, Council Member Sacks, and Council Member Pirone Lambros

**Absent:** Council Member Fraga

7. An Ordinance of the Municipality of Princeton Amending Chapter B17A Entitled “Land Use And Zoning” of the Municipality Of Princeton to Create the Affordable Housing District-16 (AH-16) In Furtherance of the Fair Housing Act- Roll Call

Mayor Mark Freda noted the public hearing on the ordinance as amended will be carried to the March 9, 2026 meeting.

**RESULT:** CONTINUED  
**MOVER:** Michelle Pirone Lambros  
**SECONDER:** David Cohen

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Newlin, Council Member Sacks, and Council Member Pirone Lambros

**Absent:** Council Member Fraga

8. An Ordinance of the Municipality of Princeton Amending §T10B-272.146 “Affordable Housing Overlay-4 (AHO-4) Site Development Regulations” of the Code of Princeton, New Jersey, 2013- Roll Call

Justin Lesko, Municipal Planner, explained the ordinance amends the existing AHO-4 Overlay District and was detailed in the Fourth Round Housing Plan Element and Fair Share Plan as well as in the Master Plan's land use section. The AHO-4 Overlay District consists of twenty-six (26) lots located along Route 206 North /Herrontown Road near the Montgomery border. The proposed amendments increase the maximum permitted height of a

building from 45 to 50 feet and remove the existing requirement for 300 square feet of common area storage for each residential unit, which was required to be located on the first floor or below grade. The Planning Board reviewed the ordinance and found it substantially consistent with the Princeton Master Plan and recommended approval without comment or additional recommendations.

Councilman David Cohen commented that removing the storage area requirement would make this ordinance consistent with the Municipality's other affordable housing ordinances, none of which require storage areas outside of the individual dwelling units.

Mayor Mark Freda opened the public hearing, first to members of the public attending in person and then to those participating via Zoom.

**In Person:**

There was no public comment.

**Via "Zoom":**

Tom Pinneo, 33 Vandeventer Avenue, commented that the ordinances help bring shape and structure to the plan that was enthusiastically adopted the previous year. He stated that the ordinances are consistent with the Princeton Master Plan and the principles of smart growth, and expressed his support for the proposed amendments. Mr. Pinneo commended the work completed on the ordinances.

Seeing no additional members of the public wishing to speak, either in person or via Zoom, Mayor Mark Freda closed the public hearing.

**RESULT:** ADOPTED  
**MOVER:** David Cohen  
**SECONDER:** Michelle Pirone Lambros

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Newlin, Council Member Sacks, and Council Member Pirone Lambros

**Absent:** Council Member Fraga

9. An Ordinance of the Municipality of Princeton Amending "The Code of the Borough of Princeton, New Jersey 1974" to Add thereto a New Chapter Entitled "Filming"- Roll Call

Mayor Mark Freda noted the public hearing on the ordinance as amended will be carried to the March 9, 2026 meeting.

**RESULT:** CONTINUED

**MOVER:** Michelle Pirone Lambros

**SECONDER:** Leighton Newlin

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Newlin, Council Member Sacks, and Council Member Pirone Lambros

**Absent:** Council Member Fraga

## **XI. ORDINANCE INTRODUCTION**

1. An Ordinance of the Municipality of Princeton Amending Chapter T10B Entitled “Land Use” of the Municipality of Princeton to Create the Affordable Housing District-13 (AH-13) in Furtherance of the Fair Housing Act- Roll Call

**RESULT:** INTRODUCED ON FIRST READING

**MOVER:** David Cohen

**SECONDER:** Michelle Pirone Lambros

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Newlin, Council Member Sacks, and Council Member Pirone Lambros

**Absent:** Council Member Fraga

2. An Ordinance of the Municipality of Princeton Amending Chapter B17A Entitled “Land Use and Zoning” of the Municipality of Princeton to Create the Affordable Housing District-17 (AH-17) in Furtherance of the Fair Housing Act- Roll Call

**RESULT:** INTRODUCED ON FIRST READING

**MOVER:** David Cohen

**SECONDER:** Mia Sacks

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Newlin, Council Member Sacks, and Council Member Pirone Lambros

**Absent:** Council Member Fraga

3. An Ordinance of the Municipality of Princeton Amending Chapter T10B Entitled “Land Use” of the Municipality of Princeton to Create the Affordable Housing District-18 (AH-18) in Furtherance of the Fair Housing Act- Roll Call

**RESULT:** INTRODUCED ON FIRST READING

**MOVER:** Michelle Pirone Lambros

**SECONDER:** Leighton Newlin

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Newlin, Council Member Sacks, and Council Member Pirone Lambros

**Absent:** Council Member Fraga

4. An Ordinance of the Municipality of Princeton Amending Chapter B17A Entitled “Land Use and Zoning” of the Municipality of Princeton to Create the Affordable Housing Overlay District-19 (AHO-19) in Furtherance of the Fair Housing Act- Roll Call

**RESULT:** INTRODUCED ON FIRST READING

**MOVER:** Mia Sacks

**SECONDER:** David Cohen

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Newlin, Council Member Sacks, and Council Member Pirone Lambros

**Absent:** Council Member Fraga

5. An Ordinance of the Municipality of Princeton Amending Chapter T10B Entitled “Land Use” of the Municipality of Princeton to Address the Requirements of the Fair Housing Act and the Uniform Housing Affordability Controls (“UHAC”) Regarding Compliance with the Municipality’s Affordable Housing Obligations- Roll Call

**RESULT:** INTRODUCED ON FIRST READING

**MOVER:** David Cohen

**SECONDER:** Michelle Pirone Lambros

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Newlin, Council Member Sacks, and Council Member Pirone Lambros

**Absent:** Council Member Fraga

## **XII. RESOLUTIONS**

1. Resolution of the Mayor and Council of the Municipality of Princeton Formally Requesting Amendments to its Recreation and Open Space Inventory (ROSI) Pursuant To N.J.A.C. 7:36-25.3

**RESULT:** ADOPTED

**MOVER:** Brian McDonald

**SECONDER:** Leighton Newlin

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Newlin, Council Member Sacks, and Council Member Pirone Lambros

**Absent:** Council Member Fraga

2. Resolution of the Mayor and Council of Princeton Authorizing the Award of a Professional Services Agreement with McManimon, Scotland and Baumann, LLC for



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Bond Counsel and Redevelopment Counsel Services in 2026 for an Amount Not to Exceed \$100,000.00

**RESULT:** ADOPTED

**MOVER:** Michelle Pirone Lambros

**SECONDER:** Mia Sacks

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Newlin, Council Member Sacks, and Council Member Pirone Lambros

**Absent:** Council Member Fraga

3. Resolution of the Mayor and Council of Princeton Authorizing Execution of an Interlocal Services Agreement with Montgomery Township, Franklin Township, South Brunswick Township, Manville Borough, Hopewell Township, Hopewell Borough and Rocky Hill Borough for the Development of a Watershed Improvement Plan for the Lower Millstone River Watershed Pursuant To N.J.S.A. 40a:65-1 Et seq.

**RESULT:** ADOPTED

**MOVER:** Leighton Newlin

**SECONDER:** Brian McDonald

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Newlin, Council Member Sacks, and Council Member Pirone Lambros

**Absent:** Council Member Fraga

4. Resolution of the Mayor and Council of Princeton Supporting the Statehouse Commission Pre-Application to the New Jersey Department of Environmental Protection for the After the Fact Disposal / Diversion of a 3.044+/- Acre Portion of Princeton Community Park South (Block 6902, Lot 2 on the Princeton Tax Map)

**RESULT:** ADOPTED

**MOVER:** Mia Sacks

**SECONDER:** Michelle Pirone Lambros

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Newlin, Council Member Sacks, and Council Member Pirone Lambros

**Absent:** Council Member Fraga

5. Resolution of the Mayor and Council of Princeton Authorizing Release of a Performance Guarantee in the Amount of \$29,769.00 and Reduction in Inspection Fees to Princeton SC Residential Urban Renewal, LLC for the Preliminary and Final Major Site Plan & Minor Subdivision Plan Residential Development & Walgreens Pharmacy Relocation

**RESULT:** ADOPTED

**MOVER:** David Cohen  
**SECONDER:** Leighton Newlin

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Newlin, Council Member Sacks, and Council Member Pirone Lambros

**Absent:** Council Member Fraga

6. Resolution of the Mayor and Council of Princeton Authorizing an Increase of \$18,038.62 to the Not to Exceed Amount for the Professional Services Agreement with Scarinci Hollenbeck, LLC for Special Environmental Legal Services in 2024 for a New Not to Exceed Amount of \$283,038.62

**RESULT:** ADOPTED  
**MOVER:** David Cohen  
**SECONDER:** Leighton Newlin

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Newlin, Council Member Sacks, and Council Member Pirone Lambros

**Absent:** Council Member Fraga

7. Resolution of the Mayor and Council of Princeton Authorizing an Increase of \$105,817.03 to the Not to Exceed Amount for the Professional Services Agreement with Scarinci Hollenbeck, LLC for Special Environmental Legal Services in 2025 for a New Not to Exceed Amount of \$205,817.03

**RESULT:** ADOPTED  
**MOVER:** David Cohen  
**SECONDER:** Leighton Newlin

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Newlin, Council Member Sacks, and Council Member Pirone Lambros

**Absent:** Council Member Fraga

8. Resolution of the Mayor and Council of Princeton Renewing Lease Agreement between Princeton and Princeton Tennis Program in Connection with Community Park South Tennis Facility for Additional One-Year Term

**RESULT:** ADOPTED  
**MOVER:** Michelle Pirone Lambros  
**SECONDER:** David Cohen

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Newlin, Council Member Sacks, and Council Member Pirone Lambros

**Absent:** Council Member Fraga

**XIII. CONSENT AGENDA**

1. Resolution of the Mayor and Council of Princeton Authorizing the Payment of Bills and Claims

**RESULT:** ADOPTED

**MOVER:** Michelle Pirone Lambros

**SECONDER:** Brian McDonald

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Newlin, Council Member Sacks, and Council Member Pirone Lambros

**Absent:** Council Member Fraga

2. Resolution of the Mayor and Council of Princeton Authorizing 2026 1st Quarter Refunds of \$21,408.05 Overpayments

**RESULT:** ADOPTED

**MOVER:** Michelle Pirone Lambros

**SECONDER:** Brian McDonald

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Newlin, Council Member Sacks, and Council Member Pirone Lambros

**Absent:** Council Member Fraga

**XIV. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**

*We will now open the meeting for public comment for items not on the agenda. The Mayor and Council will take comments first from members of the public attending the meeting in person, then from members of the public attending the meeting via Zoom. Speakers will be limited to 3 minutes. The Governing Body will use this public comment period as an opportunity to listen to resident concerns, but not to debate issues or engage in a question-and-answer session. Issues raised by members of the public may require review and/or further investigation prior to responding. All comments will be considered and are always welcomed.*

**IN-PERSON:**

*Please use the sign-up sheet on the podium. After everyone who signed up has had the opportunity to speak, the Mayor will invite any additional comments from members of the public. Please line up at the podium if you plan to speak. Anyone wishing to make any comments, please state your name and the town you live in for the record.*

**ZOOM:**

*To make a comment or ask a question during the meeting via zoom, raise your hand using one of the following alternatives:*

- 1. Windows or Mac platform: Click on "Participants" at the bottom of the screen, then click on "raise hand" (Windows shortcut: Alt+Y; Mac shortcut: Option+Y).*
- 2. Android or iOS device: Click on "raise hand" in the bottom left corner of your screen.*
- 3. Telephone: Press #9*

Mayor Mark Freda opened public comment for items not listed on the agenda. Seeing no members of the public wishing to speak, either in person or via Zoom, he closed public comment.

**XV. ADJOURNMENT**

A motion to adjourn at 8:21 p.m. was made by Councilman David Cohen, seconded by Council President Michelle Pirone Lambros, and carried unanimously by all members present.

Respectfully submitted,

Dawn M. Mount  
Municipal Clerk